

No. 6825-WM-74/40503. Statement of Receipts and Disbursements of the Haryana Government for June, 1974.

(In thousands of rupees)

Budget Estimates, 1974-75		June, 1974	
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I. Consolidated Fund—			
(i) Revenue Receipts			
A. Tax Revenue			
9,42,00	(a) Taxes on Income and Expenditure	..	2,05
11,22,32	(b) Taxes on Property and Capital Transactions	..	3,01,65
69,92,09	(c) Taxes on commodities and services	..	3,90,96
90,56,41	Total A. Tax Revenue	..	6,94,66
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B. Non-Tax Revenue			
13,03,65	(b) Interest Receipts, Dividends and Profits	..	5,64
(c) Other Non-Tax Revenue—			
3,55,51	(i) General Services	..	31,13
4,48,36	(ii) Social and Community Services	..	22,85
30,70,91	(iii) Economic Services	..	2,63,60
51,78,43	Total B. Non-Tax Revenue	..	3,23,22
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C. Grants-in-aid, contribution, etc.			
13,32,50	(i) Grants-in-aid from Central Government	..	..
10,44,00	(ii) States share of Union Excise Duties	..	..
23,76,50	Total C. Grants-in-aid, etc.	..	..
1,66,11,34	Total Revenue Receipts	..	10,17,88

Non-Plan	Plan	Total	Non-Plan	Plan	Total
<b>(2) Revenue Expenditure—</b>					
<b>A. General Services</b>					
1,40,75	..	1,40,75	(a) Organs of State	..	8,39
2,69,92	8,41	2,78,33	(b) Fiscal Services	..	19,86
21,90,46	..	21,90,46	(c) Interest Payments and Servicing of debt	..	14,26
16,64,19	87,45	17,51,64	(d) Administrative Services	..	1,54,40
2,80,78	..	2,80,78	(e) Pensions and Misc. General Services	..	15,36
45,46,10	95,86	47,41,96	Total A. General Services	..	2,22,27
37,58,24	7,68,04	45,26,28	B. Social and Community Services	..	3,11,03
				14,85	3,25,88

(In thousands of rupees)

Non Plan	Plan	Total		Non-Plan	Plan	Total
<b>C. Economic Services</b>						
1,10,03	61,40	1,71,43	(a) General Economic Services ..	9,23	17	9,40
9,02,54	7,45,60	16,48,14	(b) Agricultural and allied Services ..	58,43	10,71	69,14
72,05	98,73	1,70,78	(c) Industry and Minerals ..	4,21	87	5,08
19,70,05	2,36,05	22,06,10	(d) Water and Power Development	55,70	16,66	72,36
23,40,37	13,50	23,53,87	(e) Transport and Communications ..	1,73,17	61	1,73,78
53,95,04	11,55,28	65,50,32	Total C. Economic Services ..	3,00,74	29,02	3,29,76
9,01	..	9,01	D. Grants-in-aid Contributions ..	..	..	..
1,38,08,39	20,19,18	1,58,27,57	Total (2) Revenue Expenditure ..	8,24,64	55,61	8,79,65
<b>(3) Capital Expenditure outside the Revenue Account—</b>						
12,65	1,35,00	1,47,65	A. Capital Account of General Services	(—) 27	15	(—) 12
(—) 1,97,50	4,18,91	2,21,41	B. Capital Account of Social and community services	3,15	26,50	29,65
50,08	19,55,49	20,05,57	C. Capital Accounts of Economic Services	(—) 68,79	2,06,93	1,38,14
(—) 1,34,77	25,09,40	23,74,63	Total (3) Capital Expenditure ..	(—) 65,91	2,33,58	1,67,67
<b>Rs</b>						
(+) 12,70,98			E. Public Debt (Net)	(+) 9,07,33		
(—) 23,69,66			F. Loans and Advances (Net)	(—) 2,49,89		
(—) 1,23,33			G. Inter-State Settlement (Net)	..		
..			H. Transfer to Contingency Fund (Net)	..		
..			II. Contingency Fund (Net)	..		
..			III. Public Account (Net)	..		
(+) 5,87,52			I. Small Savings Provident Funds, etc. (Net)	[46,51		
(—) 4,21,15			J. Reserve Funds (Net)	..		
..			K. Deposits and Advances (Net)—			
			(a) Deposits bearing interest (Net)	..		
(+) 3,28,42			(b) Deposits not bearing interest (Net)	1,59,70		
+2			(c) Advances (Net)	(—) 1		
(+) 3,28,44			Total K. Deposits and Advances	1,59,69		
<b>L. Suspense and Misc.—</b>						
(+) 34,60			(b) Suspense (Net)	2,01,13		
(—) 12,22			(c) Other Accounts ..	(—) 8,70		
..			(d) Accounts with Government of Foreign Countries (Net)	(—) 2		
(+) 10,19,06			(e) Miscellaneous (Net) ..	..		
(+) 10,41,44			Total L. Suspense and Misc. (Net)	1,92,41		

(In thousands of rupees)

Budget Estimates 1974-75		June 1974
	<b>M. Remittances—</b>	
(—)1,80,00	(a) Money-orders, Remittances and Adjustments, etc. (Net)	(—)49,62
(+ )1,79,00	(b) Inter-State Adjustment Accounts (Net)	(—)11,67
(—)1,00	Total M— Remittances (Net) ..	(—)60,69
(+ )15,35,25	Total III— Public Accounts ..	...
(—)12,77,62	Total Transactions (Net) ..	(+ )9,66,54
	Opening balance	(—)4,01,08
	Cash in Treasuries ..	32
	Cash in Transit ..	..
	Deposits with the Reserve Bank ..	5,65,14
	Deposits with other Banks ..	..
	Total Closing Balance ..	5,65,46

S.N. BHANOT,  
Secretary.

## TOWN AND COUNTRY PLANNING DEPARTMENT

## Notification

The 22nd October, 1974

No. 4541-2TCP-74/37401.—In exercise of the powers conferred by sub-section (4) of section 5 of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 the Governor of Haryana is pleased to publish the Draft Development Plan alongwith the restrictions and conditions proposed to be made applicable to the Controlled Areas covered by it (given in annexure A and B to the Development Plan around Kaithal Town approved under sub-section 3 of the said section for information of all persons likely to be effected thereby.

Notice is hereby given that the draft of plan shall be taken into consideration by the Government on or after the expiry of 30 days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plans before the expiry of the period so specified.

## DRAWING

1. Drawing No. RTP (R) 5/72 (See Map at Page No. 1405)
2. Drawing No. DTP (Ku) 27/73. (See Map at Page No. 1407)

## ANNEXURE A

## ANNEXURE B

## ANNEXURE A

## Explanatory Note on the Development Plan of the Conrolled Area, Kaithal

## INTRODUCTION

Kaithal said to have derived its name from a Sanskrit word 'Kapisthala' (meaning abode of monkeys), is located on 29° 42' 9" North latitude and 76° 23' 49" East longitude. The town is well connected through metalled roads to other important towns viz., Karnal (60 Km.), Jind (55 Km.), Kurukshetra (48 Km.), and Ambala (80 Km.). It is also a railway station on the Thanesar Narwana section of broad guage railway line. The town is the Sub-Divisional headquarters of the Kaithal Sub-Division of the newly carved Kurukshetra District.

The town gained quite a good deal of importance in the State on account of its grain market, as the hinter land of the town is fairly fertile and is known for production of paddy and cotton. The population of the town, as per census report of 1971, is 45,230 which is 30 per cent higher than the population of 1961. Since population generally grows in geometric progression, it is envisaged that even with natural growth the town will grow to a population of 90,000 by 1991. Keeping in view the present trends in urbanisation, it is presumed that the population of the town would surpass the figure of 90,000 provided some economic activity like industry is infused in the town. In view of the above, an *ad hoc* figure of 1.20 lakhs has been adopted in the preparation of the Development plan.

Since the town is sprawling in an unplanned and haphazard manner, State Government in order to channelise the development in a planned manner notified a sizeable chunk of land around the Municipal Limits of Kaithal as a controlled area, vide notification No. 9858-VDP-71/3652, dated 25th August, 1971.

### EXISTING LAND USES

Main Kaithal town is situated on an elevated tract of land on the western bank of an extensive artificial Bidkiya lake which gives the town a picturesque location. The main town is in the form of a walled city having 8 gates. There are several mounds and ponds on the west and north-west side of the city. On the other side land is generally plain sloping towards south-west side of the city. There is a big drain known as Kaithal drain about 2 Km. from the city on the North which has more or less saved the town from flooding.

The old mandi is situated near the railway station which has become grossly insufficient to meet the present day requirement of its catchment area. The Government through State Colonisation Department has planned a new mandi across the railway line, the development of which is in progress. The new developments are taking place in the East and South of the existing town as quite a few factories and residential areas have sprung up in the past. In the North of the town runs Kaithal drain and in the south Amin drain to take care of the surface water during rainy season and to protect the town from flooding. A little above the Amin Drain, Sirsa branch runs through the area. The land is fairly level land gradually sloping towards the South-West. The area is dotted with villages here and there.

### PROPOSALS

As explained above the population of the town has been kept at 1.2 lakhs by 1991. The perspective of development has been kept as 20 years which is a foreseeable period in the preparation of a Development Plan.

The major area for proposed development has been chosen in the north of the existing town as it is comparatively higher than the other areas and is free from any kind of water logging and flooding. The existing town covers an area of 2100 acres within Municipal limits, out of which approximately 850 acres is built up. Out of the remaining area about 620 acres is under agriculture use and the rest about 630 acres is under mounds and ponds which is unfit for development.

The road system has been provided in such a manner that the outer ring road serves as bypass for the existing town. The existing bypass with minor changes in the alignment is turned into the central road of the town (V-2 road) on which central facilities such as city centre, institutional zone, etc. have been provided.

The Development Plan has been prepared in a manner so that composite and integrated development of the old town and proposed urbanisation is possible. With a suitable road system 12 new sectors have been proposed. The industrial area, of the order of 150 acres, has been provided on the eastern side keeping in view the wind direction and availability of the railway facilities. Wholesale emarketing and warehousing zone has been located along the Jind road because of nearness to the Railway station and in consistant with the exiting land use of the area.

The provision of major land uses for the Development Plan of the controlled area as well as within Municipal limits is as under :—

Serial No.	Zone	Acreege within controlled area	Acreege within Municipal limits	Total area
1.	Residential Zone	900 Acres	916 acres	1816 acres
2.	Industrial Zone	150 acres	36 acres	186 acres

Serial No.	Name	Acreage within Controlled area	Acreage within Municipal Limit	Total area
3.	Commercial-cum-civic zone	..	196 acres	196 acres
4.	Wholesale marketing and warehousing zone	30 acres	248 acres	278 acres
5.	Institutional zone	..	68 acres	68 acres
6.	Major open spaces (Town Park, tanks, and mounds)	..	376 acres	376 acres
7.	Communication (circulation and green belt)	280 acres	260 acres	540 acres
Total		1360 acres	2100 acres	3460 acres

### Description of the Major Urban Uses

#### RESIDENTIAL ZONE

A total area of 1,816 acres have been proposed for residential use inclusive of allied facilities like schools, shopping centres, community facilities and internal sector roads. Whole of the residential area has been sub-divided into 12 residential sectors. Residential densities of 60 and 100 persons per acre have been proposed for different sectors. It has been assumed that in due course of time the existing congested area of the main town will be decongested and attain uniform density. Sectors surrounding civic-cum-commercial zone have been given high density to bring down local transport problems.

#### Industrial

An industrial area of about 150 acres have been provided along the bypass on its east and Karnal road on its south. The location of industrial zone have been decided keeping in view the wind direction at Kaithal.

Existing industries cover an area of about 36 acres. These industries have been accommodated as non-conforming use.

#### COMMERCIAL CUM-CIVIC ZONE

Present old mandi is being shifted across the railway line. There is highly congested commercial area on the north of the mandi. It is proposed that this area could be developed as a district centre type of organised shopping area.

Main Commercial cum-Civic Zone of about 150 acres have been proposed on the south of existing bypass keeping in view its linkages and proximity with the existing town.

#### WHOLESALE MARKETING AND WAREHOUSING ZONE

The area on either side of the Jind Road has been proposed for this zone to accommodate the new mandi and the other government storage godowns. With the take over of food-grains trade by the Government, there will be a great need of storage spaces. This area being close to the railway station would serve this purpose.

#### INSTITUTIONAL ZONE

About 68 acres of land has been proposed to take care of future institutional demands. The existing institutions cover about 70 acres of land.

#### MAJOR OPEN SPACES (TOWN PARK, TANKS AND MOUNDS)

There are several tanks and mounds around existing abadi and within proposed urbanisation. Approximately 276 acres of land is covered by these tanks and mounds. About 100 acres of land has been earmarked for town park and the location of the town park has been so adjusted that it will amalgamate with the existing beautiful municipal park and provide a central lung-space to the whole town.

### ROAD SYSTEM

The road system has been kept as to compromise between the grid iron and spider web system. This has been done after taking into account the existing features i.e. existing roads and the physical features of Kalthal drain. Major road system in the Development Plan with their land reservations is as under:—

V-1 Outer road	.. 60 meters
V-1, a, V-1b, V-1c, V-1d, V-1f, V-1g	.. existing width
V-2 Central road	.. 45 metres
V-3 Perpheral sector roads	.. 32 meters

Access from these roads shall be allowed at only specified controlled points.

Two over bridges have been proposed, one on the outer ring road and the other on the central road to allow for unhindered flow of traffic.

### RURAL ZONE AND NON-CONFORMING USES

(A) A sizeable area has been reserved as a Rural Zone. This zone would however, not eliminate the essential building development within it such as the extension to the existing villages contiguous to the Abadi-Dehi if undertaken under project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this Rural Zone.

(B) The existing industries within the rural zone may be allowed to stay within the meaning of 'non-conforming land uses' as explained in the Zoning Regulations attached with this plan.

### ZONING REGULATIONS

The legal sanctity to the proposals regarding land use within controlled areas is being given effect to by a set of Zoning Regulation which forms part of the Development Plan. These regulations will govern the change of land use and standards of development. They also detail out allied and ancillary uses and stipulate that all development and change of land use shall be in accordance with the details shown in the sector plans for each sector to guide the development and enforce proper control.

### ANNEXURE 'B'

### ZONING REGULATIONS

Governing use and development of land in the Controlled Area around Kalthal as shown in the Drawing No. DTP(Ku)-27/73, dated 17th October, 1973.

(I) **General.**—(1) These Zoning regulations forming part of the Development Plan for the Controlled Area around Kalthal, shall be called Zoning Regulations of the Development Plan for Kalthal Controlled Area.

(2) The requirements of these regulations shall extend to the whole of the area covered by the Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas—Restriction of Unregulated Development Act, 1963, and the rules framed thereunder:—

(II) **Definitions.**—In these regulations—

- (a) 'Approved' means approved under the Rules;
- (b) 'Building Rules' means rules contained in Part VII of the Rules;
- (c) 'Drawing' means drawing No. DTP(Ku)27/73, dated 17th October, 1973;
- (d) 'Floor Area Ratio' (FAR) means the ratio, express in percentage, between the total floor area of a building on all floors and the total area of the site;
- (e) 'Group Housing' means housing in blocks without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas, fumes, odours, dust, effluent and any other nuisance to an excessive degree and motivated by electric power;

- (g) 'Local Service Industry' means an industry, the manufacture and product of which is generally consumed within the local area. For example, bakeries, ice cream, manufacturing aerated water, atta, chakies with power, laundry, dry cleaning and dyeing, repair and service of automobile, scooters and cycles, repair of household utensils, shoe-making and repairing, fuel depots etc;
- (h) 'Material Date' means 25th August, 1971 in respect of lands within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Areas—Restriction of Unregulated Development Act, 1963,—*vide* Haryana Government Notification No. 9858-VDP-71/3652, dated the 25th August, 1971 appearing in Haryana Government Gazette of 25th August, 1971;
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours;
- (j) 'Non-Conforming Use' in respect of any land or building in a controlled area means the existing use of such land or building which is contrary to the major land use specified for that part of the area in the Development Plan;
- (k) 'Public Utility Building' means any building required for running of Public Utility services such as water supply, drainage, electricity, Post and Telegraph and Transport and for any other municipal services including a fire station;
- (l) 'Rules' means the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Rules, 1965;
- (m) 'Sector Density' and 'Colony Density' shall mean the number of persons per acre in a sector area or colony area as the case may be.

**Explanation.**—(i) In this definition the 'Sector Area' Or 'Colony Area' shall mean the area of the sector or of colony, as bounded within the major road system shown on the Drawing in the case of sector and on the approved layout plan of the colony in the case of colony, including 50 per cent land under the major roads surrounding the sector or colony and excluding the area unfit for building development within the sector or colony as the case may be.

(ii) For the purposes of calculating the sector density or colony density it shall be assumed that 50 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units each with a population of 4.5 persons per dwelling unit or 9 persons per building plot.

In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- (n) 'Site Coverage' means the ratio, expressed in percentage between the area covered by the ground floor of a building and the area of the site;
- (o) 'The terms 'Act', 'Colony', 'Colonizer', 'Development Plan', shall have the same meaning as assigned to them in the Punjab Scheduled Roads and Controlled Areas—Restriction of Unregulated Development Rules, 1965; and
- (p) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963.

**(III) Major Land uses/Zones** (I) For purpose of these regulations, the various parts of the Controlled Area indicated on the Drawing shall be reserved for the following major land uses and to be designated as such:—

- (i) Residential Zone.
- (ii) Industrial Zone.
- (iii) Business-cum-commercial-cum-civic zone.
- (iv) wholesale marketing and warehousing zone.
- (v) Major open spaces (town parks)
- (vi) Communication zone (green belt)
- (vii) Railway reservation.
- (viii) Reservations for major roads.
- (ix) No-conforming uses.
- (x) Rural zone.

**IV. Division into Sectors.**—Major land uses mentioned at serial Nos (i) to (iv) in Regulation III above which are land uses for building purposes, have been divided into sectors, as shown bounded by the major roads reservations and each sector shall be designated by the number as indicated in the drawing.

**V. Detailed land uses within major uses.**—Mainancillary and allied uses, which subject to other requirements of these Regulations and of the Rules, may be permitted in the respective major land use zones are listed in Appendix 'A' sub-joined to the regulations.

**VI. Sector not Ripe for Development.**—Notwithstanding the reservation of various sectors for respective land uses for building purposes, the Director may not permit any change in their land use or allow construction of building thereon from considerations of compact and economical development of the Controlled Area, till such time as availability of water supply, drainage arrangements and other facilities for these sectors are ensured to his satisfaction.

**VII. Sectors to be Developed Exclusively through Government enterprise etc.** (1) Change of land use and development in sectors which are zoned as General Business-cum-commercial-cum-civic Zone shall be taken only and exclusively through the Government or a Government Undertaking or a Public Authority approved by the Government in this behalf and no permission shall be given for development of any colony within these sectors.

(2) Notwithstanding the provisions of clause (I) above, the Government may reserve at any time any other sector for development exclusively by it or by the agencies mentioned above.

**VIII. Land Reservation for Major Roads.**—(1) Land Reservation of major roads shall be as under :—

- |                                                                                          |                |
|------------------------------------------------------------------------------------------|----------------|
| (i) Major roads indicated as V-1 on the Drawing                                          | 60 meters      |
| (ii) Other roads indicated as V-1a-8                                                     | existing width |
| (iii) Major roads marked as V-2 on the Drawing                                           | 45 meters      |
| (iv) Major roads indicated as V-3 on the drawing (roads along the boundaries of sectors) | 32 meters      |

(2) Width and alignment of other roads shall be as per sector plan or as per approved layout plan of colonies.

#### BUILDING RESTRICTIONS

**IX. The Development to conform to Sector Plan and Zoning Plan.**—Except as provided in regulation no land within a major land use shall be allowed to be used and developed for building proposed unless the proposed use and development is according to the details indicated in the sector and zoning plans and or the approved layout plan of the colony in which the land is situated.

**X. Industrial Non-conforming uses.**—With regard to the existing industries shown in zones other than industrial zone in the Development Plan, such industrial non-conforming uses may be allowed to continue for a fixed period to be determined by the Director but not exceeding 10 years, provided that the owner of the industry concerned—

- Undertakes to pay to the Director, as determined by him the proportionate charges towards the external development of his site as and when called upon by the Director to do in this behalf and
- during the interim period, makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.
- does not undertake further expansion within the area of the non-conforming use.

**XI. Discontinuance of non-conforming uses.**—(1) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land shall be allowed to be re-used or redeveloped only according to the conforming use.

(2) If a non-conforming use building is damaged to the extent of 50 per cent or more of its reproduction value by fire, floods, explosion, earthquake, war, riots or any other natural calamity it shall be allowed to be re-developed only for conforming use.

(3) After a lapse of period fixed under clause X the land shall be allowed to be redeveloped or used only for conforming use.

**XII. Density sizes and Distribution of Plots.**—(1) Every residential sector shall be developed to the sector density prescribed for it, subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.



(2) In the case of a residential colony allowed under regulation DXVI, the colony density of the colony area shall not exceed the limits as laid down below:—

For area upto 100 hectares	..	60
For area larger than 100 hectares	..	45

**XIII. Individual sites to Form Part of Approved layouts/Zoning Plans.**—No permission for erection or re-erection of building on a plot shall be given unless:—

- (i) The plot forms a part of an approved colony, or the plot is such for which relaxation has been granted as provided in Regulation XVII below and,
- (ii) The plot is accessible through a road laid out and constructed upto the situation of a plot to the satisfaction of the Director.

**XIV. Site coverage and Height of Buildings in various uses.**—Site coverage and height upto which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the Rules. In the case of other categories, the maximum site coverage and the floor area ratio shall, (Subject to architectural control, as may be imposed under Regulation XVI) be as below:—

Type of House	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group Housing	.. 33½ %	150%
(ii) Government Offices	.. 25% (including parking and garages)	Do
(iii) Commercial plots within commercial-cum-civic zone	50 % if air conditioning is not done and 75 % if done	Do
Commercial plots within neighbourhood shopping centre	.. 50 %	125%
(iv) Warehousing	.. 75%	150%

**XV. Building lines in front side and Rear.**—This shall be provided in accordance with rules 51, 52 & 53 of Part VII of the Punjab Scheduled Roads and Controlled Areas—Restriction of unregulated Development Rules, 1965.

**XVI. Architectural Control.**—Every building shall conform to architectural control wherever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony.

**XVI. Relaxations.**—In the case of any land laying in Rural Zone, Government may relax the provisions of this Development Plan :—

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date, on stamped paper and the coloniser secured permission for this purpose as per rules ;
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that :—
  - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase executed on stamped paper prior to the material date ;
  - (ii) the Government is satisfied that need of the industry is such that it cannot await alternative allotment in the proper zone.
  - (iii) the owner of the land secures permission for building as required under the Rules; and

- (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent.

*Explanation.*—The word 'Purchase' in this regulation shall mean acquisition of full proprietary right and no lesser title such as agreement to purchase etc.

**XVII. Provision of Farm Houses outside Abadi Deh in Rural Zone.**—A farm house in rural zone outside Abadi Deh of village may be allowed where the agricultural land attached, exceeds 0.4 hectares and on the following conditions:—

Size of Farm	Maximum coverage of Farm House	Height and Storeys
0.4 to 1.2 hectares	45 sq. meters	Single storey
Above 1.2 hectares	135 sq. metres	6 meters Ditto

Minimum set back for a dwelling shall be :—

- (a) 15 M from any boundary line of property.
- (b) 30 M from any village road.
- (c) 60 M from any state road connecting the town.
- (d) 150 M from any National Highway and Schedule Roads.
- (e) 150 M from any bye-pass.

**XVIII. Relaxation of Development Plan.**—Government may, in case of hardship with a view to save any structure constructed before the material date, relax, any of the provisions of the Development Plan on principles of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

#### APPENDIX 'A'

##### Residential Zone :

- (i) Residences
- (ii) Boarding houses
- (iii) Social community, religious and recreative buildings
- (iv) Public Utility Buildings
- (v) Educational Buildings all types of schools and colleges where necessary
- (vi) Health Institutions
- (vii) Retail shops and restaurants
- (viii) Commercial and professional offices
- (ix) Cinemas
- (x) Local Service Industries
- (xi) Petrol filling stations and garage services
- (xii) Bus stands and Busstops
- (xiii) Tonga, taxi, scooter and Rickshaw stands
- (xiv) Any other need ancillary to residential use
- (xv) Nurseries, green houses

As required for the local needs of major use and at sites earmarked for them in the Sector Plan for in the approved layout plans of the colonies.

**Industrial Zone**

- (i) Medium industry
- (ii) Light Industry
- (iii) Local Service Industries
- (iv) Warehousing and Storage
- (v) Public utility buildings, community recreative and social buildings, retail shops
- (vi) Parking, loading and unloading areas
- (vii) Bus stops, taxi, tonga and rickshaw stands
- (viii) Petrol filling stations and service garages

As required for the local needs of the areas and as per sites showing on the Sector Plans or on the approved Plan of the colony

**Commercial-cum-Civic Zone**

- (i) Retail shops
- (ii) Restaurants and entertainment places, including Cinemas and Theatres
- (iii) Business and Professional offices
- (iv) Residences on the first and higher floors
- (v) Warehousing and cold storages
- (vi) Local Service Industry
- (vii) Civic, Cultural, social and community buildings
- (viii) Local and Government offices
- (ix) Public Utility buildings
- (x) Petrol filling stations and service garages
- (xi) Loading and unloading yards
- (xii) Parking spaces, bus stops, taxi, tonga and rickshaw stands
- (xiii) Fish, Fruit and other wholesale markets
- (xiv) Any other use which Government in public interest may decide

As per sites shown on the sector plans and zoning plans

**Wholesale Marketing and Warehousing Zone**

- (i) Wholesale markets, wholesale retail shops and storages
- (ii) Business offices and restaurants
- (iii) Residence if located in the first or higher floors
- (iv) Public Utility Buildings
- (v) All necessary uses clearly incidental to above, including petrol filling stations services garages, truck stands etc.

As per sites shown on the sector plans and zoning plans.

**Institutional Zone**

Colleges or major educational institutions required in the town as a whole including all necessary uses incidental to such buildings set up by the Government or Government Undertaking or a public authority or a semi public organisation approved by the Government. } As per sites shown on the sectoral Plans and zoning plans

**Uses Strictly Prohibited**

- (i) No storage of petroleum and other inflammable material

Ditto

**Major open Spaces (Town Park)**

- (i) Parks and playgrounds open air theatres and buildings ancillary thereto, including dwelling for watch and ward staff

- (ii) Parking areas

- (iii) Restaurants, shops for eatable in the area, i.e., in the parks at approved places

- (iv) Public Utility Buildings

- (v) Agricultural and horticultural spaces at approved places and for approved periods

Ditto

**Communication Zone (Green Belt)**

- (i) Roads

- (ii) Parks and playgrounds

- (iii) Agricultural and horticultural sites at approved places and for approved periods

- (iv) Petrol filling stations and service garages

- (v) Parking Spaces, bus stop/shelter, Taxi, tonga and rickshaw stands

- (vi) Nurseries

- (vii) Land drainage, irrigation and electric and telephone wire poles

- (ix) Any other use which Government in public interest may decide

As approved by the Director

**Rural Zone**

- (i) Agricultural horticultural, dairy and poultry farming

- (ii) Farm houses outside Abadi Deh subject to restrictions as laid down in Regulation XVII

- (iii) Expansion of existing villages contiguous to Abadi Deh, if undertaken under project approved or sponsored by the Central or State Government.

- (iv) Milk Chilling stations and pasteurization Plants

- (v) Bus and Railway stations

- (vi) Petrol filling stations and garages services

- (vii) Air ports with necessary buildings

- (viii) Wireless stations

- (ix) Land drainage, irrigation, Hydro electric work

- (x) Weather station

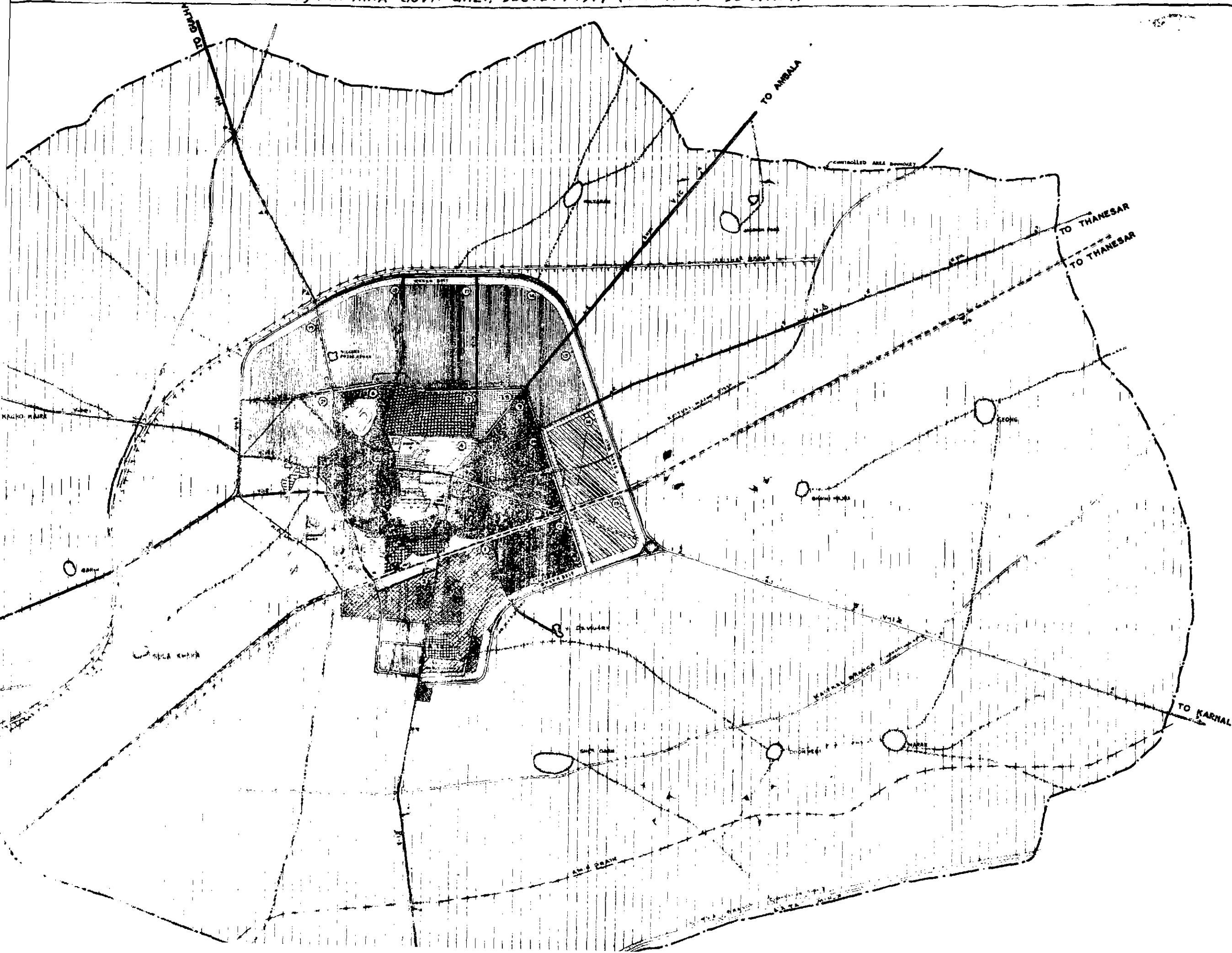
- (xi) Hydro electric transmission lines and poles

- (xii) Cremation and burial grounds

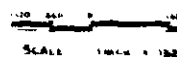
- (xiii) Mining and extractive operations including lime and brick kilns stone quarries and crushing subject to rules and at approved sites and that none of these operations are sites within 1,000 ft. of the edge of right of way of any national/state/distt. highway

- (xiv) Any other use which Government may in public interest decide

As approved by the Director



DEVELOPMENT PLAN FOR  
KAITHAL CONTROLLED AREA  
DRAWING SHOWING LAND USE PROPOSALS



EXISTING FEATURES

CONTROLLED AREA BOUNDARY  
MUNICIPAL BOUNDARY  
ROADS  
REVENUE RASTAS  
CANAL / DISTRIBUTORY / MINORS  
DRAINS  
PROTECTION BUND  
VILLAGES  
RAILWAY LINE / STATION  
ELECTRIC SUB STATION  
INDUSTRIES

PROPOSALS

RESIDENTIAL

DENSITY 100 PERSONS PER ACR  
DENSITY 60 PERSONS PER ACR  
SECTOR NUMBER

INDUSTRIAL

MEDIUM & LIGHT INDUSTRY

COMMERCIAL CUM CIVIC

BUSINESS CUM COMMERCIAL & CIVIC

WHOLESALE MARKETING & WAREHOUSE

INSTITUTIONAL ZONE

MAJOR OPEN SPACES

TOWN PARK  
TANK / POND  
MOUND

COMMUNICATION ZONE

GREEN BELT  
MAJOR ROADS VI  
OTHER ROADS VIA-1, V2 & V3  
RAILWAY LINE & LAND

RURAL ZONE

NON CONFORMING USE

RESIDENTIAL  
INDUSTRIAL

NOTE

THE PROPOSALS GIVEN IN THE PLAN ARE ONLY TENTATIVE AND DO NOT HAVE ANY FINALITY

OFFICE OF THE DIVISION  
KURUKSHETRA.

DWG. NO. D.T.P (KU) 27 / 73.DA

K A I T I

EXISTING LAND USE  
CONTROLLED AREA



## LEGEND

### GENERAL

- CONTROLLED AREA BOUNDARY
- MUNICIPAL BOUNDARY
- ROADS WITH MILE STONES
- KATCHA RASTAS
- RAILWAY LINE
- CANAL/DISTRIBUTARY
- BUILT UP AREA
- BARREN BUNDS
- PODS/MOUNDS
- HIGH TENSION LINE
- KILN

### COMMERCIAL & OFFICES

- GENERAL RETAIL SHOPS (BAZAR)
- WHOLE SALE & WARE HOUSE
- GOVT. BUILDINGS
- PETROL PUMP

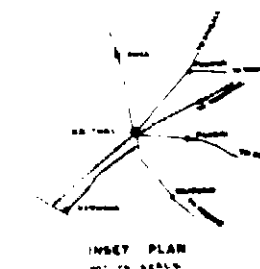
### INDUSTRY

### EDUCATIONAL

- SCHOOL/COLLEGE

### PUBLIC SERVICES & AGRICULTURE

- RELIGIOUS BUILDING
- HOSPITAL
- PARK/GROUND
- CREMATION GROUND/CEMETERY
- AGRICULTURAL LAND
- GARDEN
- TUBE WELL & WELL
- DRAIN
- CINEMA



INSET PLAN  
NOT TO SCALE

